



CITY OF GLEN COVE

Glen Cove Waterfront Revitalization Glen Cove, New York



INTRODUCTION



Initiated as an Urban Renewal Project in 1964, Glen Cove's Waterfront Redevelopment Area (WRA) has united federal, state, and local authorities behind a shared goal of reclaiming a blighted 52-acre industrial waterfront for public benefit and enjoyment. The efforts of multiple governmental entities have collaborated to provide adaptive reuse for: State Superfund sites, National Priority List sites, and hazardous waste storage sites.

Partners: City of Glen Cove, the Glen Cove Community Development Agency (CDA), the Glen Cove Industrial Development Agency (IDA), Nassau County's Office of Community Development (NCOCD), New York State Department of State (NYSDOS), New York State Department of Environmental Conservation (NYSDEC), the Army Corps of Engineers (ACE), and the United States Environmental Protection Agency (USEPA).

Investment: Over \$ 100 million of public funding invested in remediation and site infrastructure to date.

Remediated properties: Li Tungsten NPL Site, Captains Cove Superfund Site, Gladsky Marine and Doxey Brownfield Sites.

GLEN COVE COMMUNITY DEVELOPMENT AGENCY



Chairman: Mayor Ralph V. Suozzi

Executive Director: K. Kelly Morris

Mission: To plan and implement programs involving the rehabilitation and revitalization of both the residential and commercial sectors of the City of Glen Cove, foster economic growth, provide assistance to public service organizations, eliminate blight and improve opportunities for low and moderate income citizens of the City of Glen Cove.

The CDA holds title to the Gladsky Marine Site and has partnered with the USEPA, the NYSDEC, and the Nassau County Office of Economic Development to achieve remediation.



From Left to Right: K. Kelly Morris, Executive Director CDA;
Diane Yatauro, Nassau County Legislator; Mayor Ralph V. Suozzi, Mayor;
Maureen Basdavanos, Deputy Mayor

GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY



Chairman: Mayor Ralph V. Suozzi

Executive Director: K. Kelly Morris

Mission: to promote, facilitate, and assist in the acquisition, construction, and improvement of industrial, commercial, cultural, and educational facilities that advance economic welfare of the community by job creation, economic activity, and prosperity for the citizens of the City of Glen Cove.

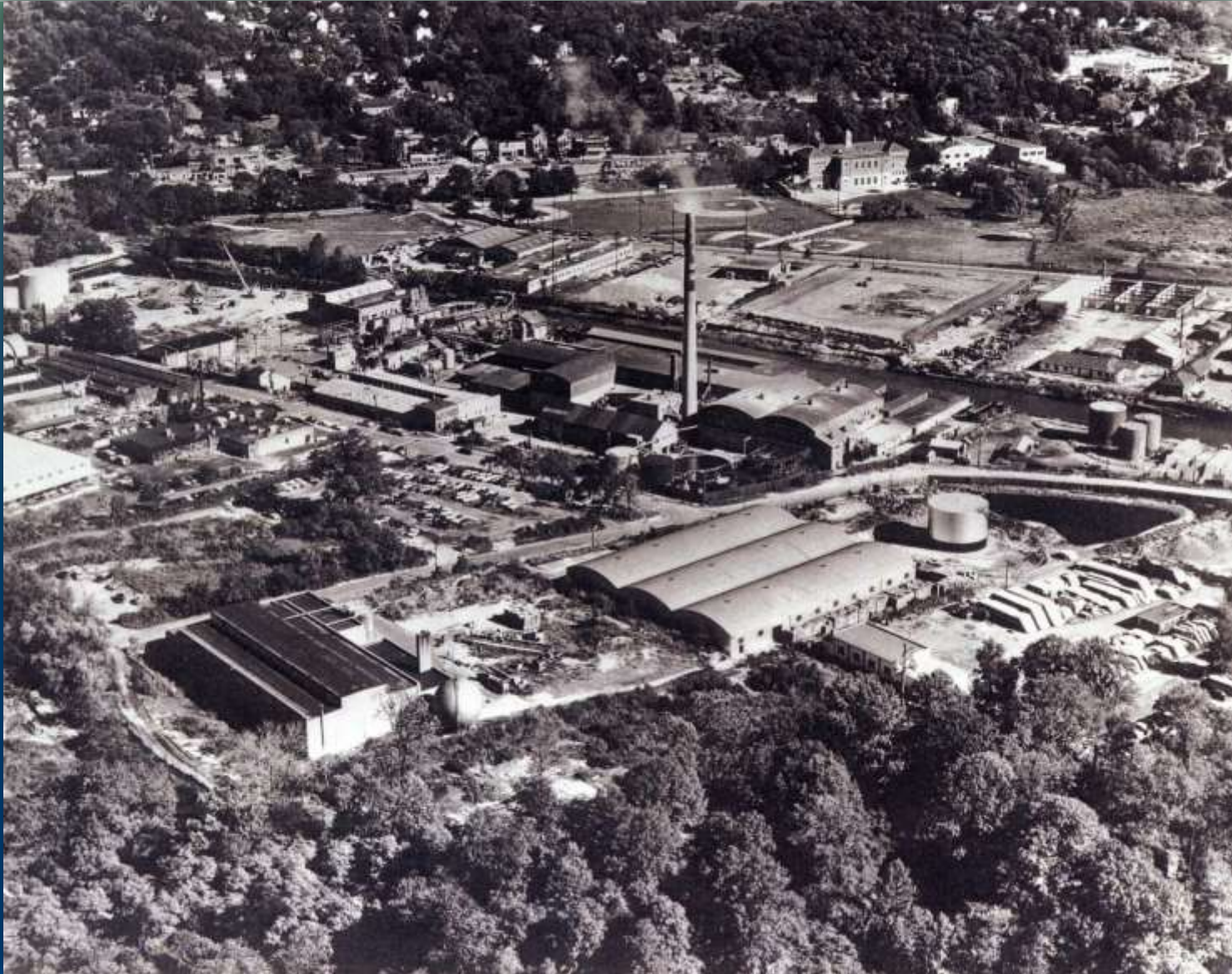
The IDA holds title to the Li Tungsten, Captain's Cove, and the Doxey Marine Salvage Sites, and has partnered with the USEPA, the NYSDEC, and the Nassau County Office of Economic Development to achieve remediation.



Left to right: Glen Cove City Court Judge Joseph McCann; Glen Cove City Councilman Timothy Tenke; Glen Cove City Councilman Nicholas DiLeo; Don Monti of RXR Glen Isle; Scott Rechler of RXR Glen Isle; Mayor Ralph V. Suozzi; Executive Director of the CDA/IDA K. Kelly Morris; Glen Cove City Councilman Sean Dwyer; Kristen Walsh (regional representative for Senator Kirsten Gillibrand); Gerry Petrella (regional representative for Senator Charles Schumer) NYS Secretary of State Lorraine Cortes-Vazquez; Minority Leader of the Nassau County Legislature Diane Yatauro; Anne Rosenfeld (regional representative for Congressman Peter King); Glen Cove City Councilman Michael Famiglietti; Glen Cove City Councilwoman Delia DeRiggi-Whitton; John Cameron of Cameron Engineering

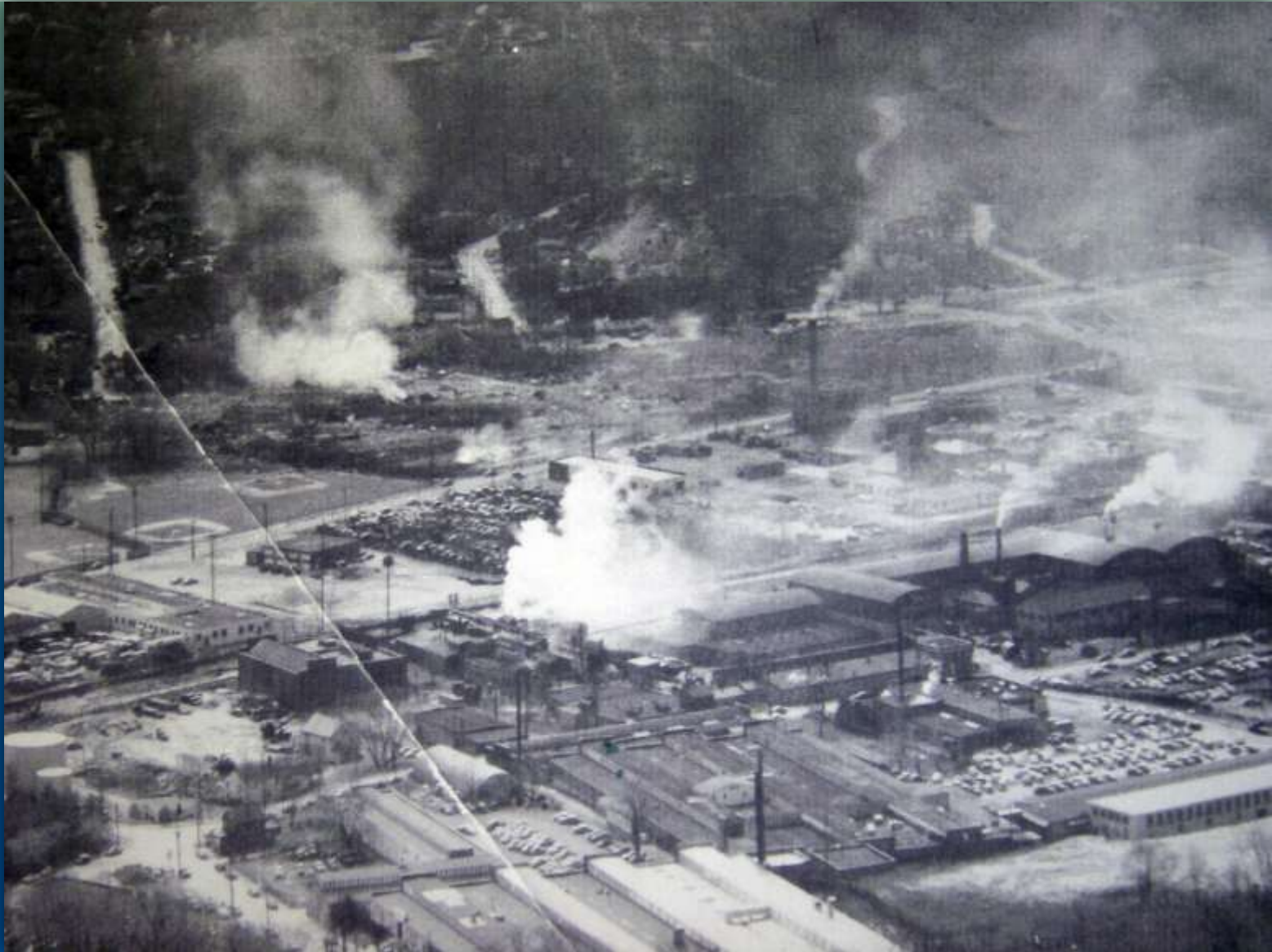
HISTORIC WATERFRONT AERIALS

Former Industrial Operations, Circa 1950



HISTORIC WATERFRONT AERIALS

Former Industrial Operations, Circa 1950



HISTORIC WATERFRONT AERIALS

Glen Cove Creek, Circa 1955



HISTORIC WATERFRONT AERIALS

Former Industrial Operations, Circa 1960



ENVIRONMENTAL SUCCESS STORY

- A Waterfront Revitalization Plan was established by the City in 1993 to address the cleanup and redevelopment of 214 acres of the waterfront straddling Glen Cove Creek.
- In 1997, the City received a Brownfield Pilot Grant from the USEPA, and in 1998 was designated a Brownfields Showcase Community by the Brownfields National Partnership.
- Over the past decade, the City has partnered with several government agencies to remediate and redevelop 52 acres of this waterfront area, known as the WRA. Over \$100 million in public and private funding has been invested in assessment, remediation and infrastructure in the WRA.
- The WRA is intended to serve as a national model for sustainable development and Brownfield reclamation, offering vibrant public parks, pedestrian plazas, walking and cycling paths, restored public beaches and a reconstructed public boat ramp. Redevelopment plans offer multiple housing types including condominiums, townhouses and lofts, all within walking distance of the project's commercial area and landmark ferry terminal with transit service to Manhattan and other destinations.



Glen Cove Creek, Circa 1950

Conceptual Site Plan, Circa 2008

BROWNFIELDS/SUPERFUND SITE INVENTORY



GLADSKY MARINE SITE



- Historically utilized as a marina and marine repair facility until 1999, now owned by the CDA.
- **Funding and Partnership:** \$240,000 Brownfield Cleanup grant with USEPA, \$378,000 Environmental Restoration Program grant with NYSDEC, \$410,000 USEPA Brownfield Revolving Loan via the Nassau County Office of Community Development.

Contamination:

- Phase I Environmental Site Assessment (ESA) identified several areas of potential concern, given the historical site use as a boatyard and marine repair facility, as well as the presence of asbestos containing materials in the vicinity of the site bulkhead.
- Phase II ESA included collection of surface soil, subsurface soil and groundwater samples for laboratory analysis. Based on the sample results, it was concluded that surface soil throughout the property had been impacted by semi-volatile organic compounds (SVOCs) and metals. A portion of the Site along the existing bulkhead exhibited asbestos containing materials within surface and subsurface soils.



GLADSKY MARINE SITE



- **Remedial Plan:** Demolition of on-site wood-frame structure; closure of existing on-site sanitary Underground Injection Control structure; excavation and proper off-site disposal of SVOC's and metal contaminated soil exceeding site-specific SCGs; excavation and disposal of asbestos containing soils; excavation and disposal of buried underground gasoline storage tank; collection of endpoint soil samples to confirm achievement of site specific clean-up goals (NYSDEC Part 375, Restricted Residential Criteria); placement of certified clean backfill; and final site restoration consisting of a 2-foot soil cap including 6-inches of topsoil and grass seed across the entire Site.
- **Construction Status:** Remedial construction activities were initiated in March 2010. Substantial Completion of remedial construction activities achieved on November 19, 2010, consistent with approved contract schedule.
- **End Use:** Future use of property consists of a public park and esplanade.



- Historically utilized as a heating oil storage / distribution facility and a salvage yard, owned by IDA since 2006.
- The Doxey Site is the last designated Brownfield in the WRA to be remediated.
- **Funding and Partnership:** \$240,000 Brownfield Cleanup grant with USEPA, \$590,000 USEPA Brownfield Revolving Loan via the Nassau County Office of Community Development.

Contamination:

- Phase I Environmental Site Assessment (ESA) identified several areas of potential concern as a result of historic operations conducted at the Site.
- Phase II ESA included collection of surface soil, subsurface soil and groundwater samples for laboratory analysis. Based on the sample results, it was concluded that surface soil throughout the property and localized areas of shallow subsurface soil had been impacted by semi-volatile organic compounds (SVOCs) and metals.



DOXEY SITE

- **Remediation Plan:** Demolition of on-site structures, including disconnection of utilities and abatement of hazardous materials (asbestos, lead-based paint); excavation and disposal of surface/subsurface soils exceeding site-specific action levels (NYSDEC Part 375 Restricted Residential Cleanup Criteria), with a minimum of two-feet of soil removed across the Site; excavation of deeper “hot-spot” areas of contamination; placement of certified clean backfill materials; and final site restoration consisting of a 2-foot soil cap including 6-inches of topsoil and grass seed across the entire Site.
- Remedial Construction activities anticipated to begin in Summer 2011.
- **Potential Funding Shortfall: \$1,227,000**
- **End Use:** Future use of property consists of a public park and esplanade.



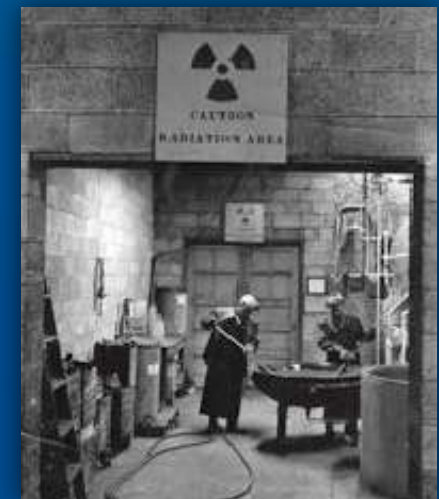
FUTURE PLANNED USE FOR GLADSKY AND DOXEY SITE

Public Park and Esplanade



LI TUNGSTEN SITE

- Superfund Site listed on the USEPA National Priority List, USEPA ID No. NYD986882660.
- Three separate parcels totaling approximately 26 acres.
- From the 1940's to mid-1980's, owned by the Wah Chang Smelting and Refining Company and operated by a succession of entities, including Teledyne Inc. and the Li Tungsten Corporation Site is now owned by the IDA. Industrial operations included processing ore and scrap tungsten concentrates into metal tungsten powder and tungsten carbide powder.
- **Contaminants:** Low-level radiation from residues containing thorium , uranium, and radium; heavy metals contamination in soil; slag and ore residuals; laboratory chemicals, PCB-contaminated wastes, and elemental mercury from a spill.
- **Remedial Action:** USEPA conducted emergency actions and long term comprehensive remedial actions, beginning in 1992. Approximately 120,000 tons of contaminated soil and ore residuals were excavated and disposed off-site. Two buildings containing 270 chemical storage tanks were dismantled. The discovery of radioactivity in some of the creek sediments also led to the dredging of sediments from Glen Cove Creek, 2006-2008.
- Substantive site remediation completed in Summer 2008.



CAPTAIN'S COVE SITE

- Class 2 Site (*Definition: Site which poses significant threat to the public health or environment, action required*) on the New York State Inactive Hazardous Waste Disposal Sites list, NYSDEC Site Registry No. 1-30-032.
- From the late 1950s until the late 1970's, the site was used as a "community dump" for incinerator ash, sewage sludge, rubbish, household debris, and creek sediments. Local industry, including Li Tungsten, used it for the disposal of industrial waste. Low level radioactive ore residuals from the Li Tungsten facility and contaminated dredge spoils from Glen Cove Creek were disposed of on the western and eastern sections.
- In 1983 the property was purchased by a developer for the construction of a residential complex at the Site. Redevelopment efforts were abandoned in 1986 (mid-construction) when the NYSDEC designated the property as a Class 2 Site. Site is now owned by the IDA.
- **Remedial action:** Excavation, on-site soil screening, off-site disposal of contaminated soil and post-excavation backfilling. Visual observations and field screening for volatile organic compounds (VOCs) and radiological contamination performed during excavation. Excavated materials were segregated, screened, stockpiled on-site, and sampled; a portion was disposed of off-site as non-hazardous waste. The Site was backfilled to establish a 2-foot thick surface cover layer over the reused site soil.
- The Site Management Plan prepared for Captains Cove, approved by the NYSDEC, serves as the regulatory standard for all properties within the Waterfront Revitalization Area and includes: Requisite Institutional and Engineering Control Plan, Soil Management Plan, Monitoring Plan, Operation and Maintenance Plan and Quality Assurance Plan.



FUTURE PLANNED USE FOR CAPTAIN'S COVE SITE

Glen Cove Commuter Ferry Terminal



- **WRA Objectives**

- Create an active mixed use development combining residential, commercial, cultural, recreational and entertainment uses.
- Strengthen the public waterfront experience by providing a pedestrian oriented, contiguous series of open spaces along the water's edge.

- **Maximization of Public Open Space**

- Approximately 19 acres of publicly accessible parks and walks (30% of Development Site).

- **Higher Quality Active & Passive Public Amenities**

- Restored wetlands, outdoor amphitheater & playground linked by walking & biking paths.
- Increased transit options, including Glen Cove's first dedicated commuter ferry to Manhattan, trolleys servicing the trains and bus stops, and pedestrian access.

- **Better Connection of Downtown to Waterfront**

- Complimentary mixed use retail, recreational & cultural facilities designed to link to existing downtown shops and businesses.

WATERFRONT REVITALIZATION –

End Use Plan



WATERFRONT REVITALIZATION –

End Use Plan



Our private sector partner plans for the WRA include:

- 860 residential units;
- a 250 suite luxury hotel including banquet and meeting facilities,
- a luxury spa, and restaurant;
- 50,000 sq. ft. of office space;
- 25,000 sq. ft. of retail space and restaurants;
- 85 new boat slips;
- trolleys servicing nearby bus and rail stations; and
- approximately 19 acres of public open space along the waterfront and adjacent to the Garvies Point Preserve.

The Open Space network would provide for a continuous esplanade and open space ribbon along the entire length of the north side of Glen Cove Creek, connecting the project site to Glen Cove's Downtown. The inclusion of green space and pedestrian connectivity is a critical portion of the IDA's intent to re-create the Waterfront as publicly accessible, transit-oriented development. The WRA also includes Nassau County's only, and the City's first-ever, dedicated commuter ferry to Manhattan with excursion destinations along Long Island Sound.

- **State of the Art Green Building Techniques under consideration:**
 - Vegetated green-roofs to reduce run-off and improve water quality.
 - Re-use of storm water for irrigation purposes.
 - Innovative storm water management controls to protect adjacent ecosystems.
 - Use of recycled materials in building construction.
 - Construction techniques that minimize impacts on the natural environment (Recycling of construction waste, use of bio-fuel vehicles, etc.).
 - Energy efficient building design and operations.
- **Habitat Creation, Restoration and Enhancement**
 - Creation and restoration of freshwater and inter-tidal wetlands.
 - Creation of new inter-tidal marshland for natural water quality improvement.
 - Public boardwalk, restored public beach and environmental education opportunities.

View Looking Across The Creek To West Parcel And Aerial View of West Parcel



View Looking Towards Amphitheater



View Of Sunset Park And Promenade Looking East



View From Hempstead Harbor Looking Towards Site

